

AGRICULTURE AND RURAL AREA STUDY
MIAMI-DADE COUNTY

MONTHLY REPORT #2
JULY 2001

PREPARED FOR:
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING

PREPARED BY:
DUANY PLATER-ZYBERK & COMPANY

STUDY TEAM:
PATRICIA BIDOL-PADVA, DEBRA CHILDS, ROBERT FREILICH, MARINA KHOURY, DOUGLAS KRIEGER, MICHAEL LAUER,
ELIZABETH PLATER-ZYBERK, TYSON SMITH, PAUL TISCHLER & IAN WATSON

TABLE OF CONTENTS

TECHNICAL ADVISORY COMMITTEE	1
TASKS	2
MEETING MINUTES (JUNE 2001)	3
MONTHLY ACTIVITIES BY CONSULTANT	6
POTENTIAL SUITABILITY CRITERIA	8
DRAFT AGENDA	11

TECHNICAL ADVISORY COMMITTEE

CONTACT INFORMATION

TAC Members (confirmed as of 07/10/01)

1. *Dr. David Letson*, Professor, University of Miami Rosenstil School of Marine and Atmospheric Sciences,
4600 Rickenbacker Causeway, Miami, FL 33149-1098
Tel: (305) 361-4085
2. *Judy Nothdurft*, Environmental Resources Project Manager, Miami-Dade Dept. of Environmental Resources,
33 SW 2 Ave., Suite 900, Miami, FL 33130
Tel: (305) 372-6901
3. *Don Pybas*, Director, Miami-Dade Cooperative Extension Service,
8710 SW 288 Street, Homestead, FL 33030
Tel: (305) 248-3311
4. *Roman Gastesi*, Director, South Florida Water Management District, Miami-Dade Service Center,
172 West Flagler Street, Miami, FL 33130
Tel: (305) 377-7273 x7289
5. *James Murley*, Director and Dr. Ned Murray, Associate Director, FAU/FIU Joint Center for Environmental
and Urban Problems, 220 SE 2nd Ave., Tower 704, Ft. Lauderdale, FL 33301
Tel: (954) 762-5255
6. *Karyn Ferro*, Ecosystem Planning and Compliance, Everglades National Park,
40001 S.R. 9336, Homestead, FL 33034
Tel: (305) 242-7702
7. *Dr. Chuck Blowers*, Research Chief, Miami-Dade Department of Planning & Zoning,
111 NW 1st Street, Miami, FL 33128
Tel: (305) 375-2845
8. *Tom McVicar*, McVicar, Federico & Lamb, Inc.,
4524 Gun Club Rd., Suite 201, West Palm Beach, FL 33415
Tel: (561) 689-1708
9. *Christine Coffin*, USDA-NRCS
1450 N. Krome Ave., Suite 103, Florida City, FL 33034,
Tel: (305) 242-1218

1. ONGOING TASKS (this month)

TASK 1: INVENTORY & ANALYSIS

Task 1a: Environmental & Physical Analysis of Agricultural Land Use Practices

Task 1b: Agriculture and Agribusiness Update (UF under separate contract)

Task 1c: Economic Outlook

TASK 3: PUBLIC INVOLVEMENT & INTERAGENCY COORDINATION

Task 3a: Citizens' Advisory Committee

Task 3b: Related Studies Coordination

2. COMPLETED TASKS

NONE

3. NEW TASKS (beginning at month 3)

NO NEW TASKS

CITIZENS ADVISORY COMMITTEE

MEETING SUMMARY

Miami-Dade County Agriculture Center Auditorium, 18710 SW 288 Street, Homestead

June 21st 2001

Board Members Present

Craig Wheeling (chairman)
Ron Weeks (vice-chairman)
Ivonne Alexander
John Algers
Santiago Garcia
Noble Hendrix
Bill Losner
Phil Marraccini
Cooper McMillan
Reed Olszack
Brent Probinsky
Karsten Rist
Erik Tietig

Board Members Absent

Santiago Iglesias
Mark Kraus
James Pierce

Minutes

- I. Call to Order
 - Craig Wheeling called the meeting to order at 6:35pm.
- II. Establishment of Ground Rules
 - Patricia Bidol Padva shared the proposed Committee Ground Rules that had been drafted by the Chair (Craig Wheeling), the County Project Manager (Jerry Bell) and the Committee Facilitator. The goal of the ground rules is to allow members to engage in candid and civil discussion of the options for the Agriculture and Rural Area Study. The Committee unanimously adopted the proposed Ground Rules.
- III. Approval of Agenda and Minutes
 - Board members requests to adjustments to the Monthly Report were deferred to "Other Business". The Minutes were unanimously approved.
- IV. Preliminary Discussion of Task 1a - Scope of Study
 - Elizabeth Plater-Zyberk (DPZ) described this task and reviewed the main sub-components.
 - URS and Planning Works preliminary list of suitability criteria was passed out for review. Members were informed that the list is still preliminary and it is only for their general review for an understanding of our determination of suitability criteria.

- At July's meeting, URS hope to present a portion of their work. It is at that time that these consultants will be looking to the CAC for their input, comments, additions and ranking of this criteria.
- As an example of how to determine suitability criteria, the CAC members raised the example of flooding, as a very important issue. The following questions were asked and will be discussed at subsequent meetings:
 - o How do we decide where flooding has occurred?
 - o How can flooding change over time and / or be altered?
 - o How can flooding be predicted and / or controlled?
 - o Where will it be in the future?
 - o How does the restoration of the Everglades impact this?
 - o What are the historical conditions of flooding and drainage patterns?
 - o How are changes in parks water level management influencing flooding?
 - o The C1-11 project will generate operating criteria and model particular flooding. What will be the outcome?
 - o How do natural topography verses man-made topography affect hydrology processes?
 - o How is flooding affected by its proximity to other development?
- A board member recommended we all read a monthly newsletter specifically dealing with south Miami-Dade water issues (published by McVicar, Federico and Lamb, Inc.).
- Jerry Bell informed the CAC that based on their recommendations, he asked Tom McVicar to be part of the Technical Advisory Committee (TAC) and he accepted.
- At the end of the meeting, the issue of water quality and how to define it was also raised. Discussion ensued as to how processes happen concurrently and constantly and how decisions will have to be made. A board member spoke about natural barriers to contamination and how nature takes care of itself ultimately.
- The CAC reserved the right to add to the suitability criteria at a later date.

V. Discussion of Task 3b - Related Studies Coordination

- DPZ informed the CAC that we are in the process of compiling a list of all related studies.
- The CAC requested that an executive summary (if one exists) or the full study be made available to them for their review.
- It was suggested that a room in the Cooperative Extension will be used as a library for the display of these studies for the duration of this task. Jerry Bell will check with Don Pybas about this matter and will be in charge of gathering this information and submitting it to the CAC.
- The CAC was asked to provide their input and make recommendations as to which other studies should be included in this preliminary list.
- The importance of the South Biscayne Bay Watershed Study was stressed. A CAC has already been named for this study. Jerry Bell will provide their meeting minutes to this CAC.
- The 1983 Dade County Agricultural Land-Use Plan was also recommended to be added to the list of related studies. Bob Usherson (Miami-Dade County, Dept. of Planning and Zoning) informed the CAC that in that case, the County listened to the Advisory Board's comments and that as a result some provisions from this study were adopted.

VI. Other Business

- Comments on the Monthly Report:
 - o Page 1: County Summary: CAC members requested “flooding and national parks” be added to the list of challenges. Jerry Bell suggested removing the list and just mention challenges in general. At a later time, another board member expressed concern about the sentence being too broad and asked that the challenges be listed in order to educate and inform the public. Jerry Bell said he would take it under advisement.
 - o Page 9: Meeting Minutes, item 8: Board members expressed concern regarding their role in this Study. They want to know what will happen if planners deliver recommendations that differ from their opinion or if the CAC cannot come to a unanimous agreement. DPZ informed the CAC that the consultants understand this dilemma and have a method to deal with it.
 - o The Study will report on items on which there is a consensus. Where there are split opinions or unresolved issues, they will be included in the report as such. DPZ will try to resolve conflicts, but all points of view will be described. When more information is needed, the planning team will seek to provide it. The planning team will make recommendations, but there will be provisions in the study to record dissenting opinions.
 - o The chairman reminded the CAC that they will have considerable input into the study. Another member said it was the CAC’s responsibility to provide information to the consultants and asked that they all have faith in the process.
 - o Patricia Bidol-Padva will record events of each meeting on an easel and those will be entered into record.
- The CAC agreed to consider presentations at their monthly meetings by different experts in order to learn more about certain topics and how they might affect agriculture. It was suggested and agreed that the following people make presentations initially: a parks representative on Everglades restoration, Tom McVicar on hydrology issues, and Dr. Reza Savabi on parks restoration.
- The County will try bringing 2 experts per meeting to make presentations. As much as possible individual presentations will be timed for meetings where key consultants / experts will be present. Patricia Bidol-Padva recommended the fish-bowl format as a time efficient method where the CAC can focus on a particular topic and resolve it. CAC members will get lists of potential questions ahead of time to the experts for the speakers to answer.
- It was suggested that Tom McVicar be present at all presentations to ensure thorough discussion of topics presented. Jerry Bell reminded the CAC that Mr. McVicar is on the TAC for that specific purpose and will be able to provide questions ahead of time for the presenters.
- The motion to bring in presenters was passed.

VII. Public Comments

- James Humble (South Dade Land Corporation). He suggested he can advise on water management, as a land owner in South Miami-Dade who has a vested interest in this study. He encouraged relying on Tom McVicar due to his professionalism and expertise. He also spoke about the Parks public policy and their position and impact on agriculture and property rights. He wished good luck to the consultants and CAC.

The next meeting was set for July 19th at 6:30pm. Jerry Bell will be providing the CAC and consultants with a schedule for all subsequent meetings. The meeting was adjourned at 8:20pm.

MONTHLY ACTIVITIES

BY CONSULTANTS

Duany Plater-Zyberk & Company (DPZ)

During the month of June, DPZ coordinated the on-going tasks between the various consultants in order to ensure the following: 1) make sure work is obtained and completed in a timely manner, according to the schedule; 2) review consultant's deliverables, and 3) set up an intranet site to facilitate the interface and coordination of work between all consultants. DPZ also attended the second CAC meeting and produced meeting minutes.

DPZ is in the process of compiling a list of all related studies (federal, state, municipal and county projects) that could impact our study area. DPZ met with the County Project Manager and obtained additional studies to include in their Report. A list and brief summary of studies were presented to the CAC for their review and comments at the June meeting.

URS

URS has been working on the following tasks:

Data collection - 80% complete.

A final data request was sent to the County prior to the June 21st meeting, and Florida Power and Light (FPL) at the end of June:

- Current Zoning
- Future Zoning
- Parcels
- Conservation Lands
- Aerial Photos at both one foot and reduced resolution
- Utility Easements (Requested as part of the data package from FPL)
- Proposed boundaries for incorporated Redlands

Maps - 75% complete

Draft maps have been made available to the project team for comments. These maps will be presented at the CAC meeting July 19th. URS is awaiting additional data to complete map production.

Suitability Analysis/Model - 20% complete

Suitability criteria were submitted to the project team for review, and will be presented July 19th.

Below is a list of the expected tasks for July 19th - August 16th 2001.

Data collection - 95% complete

Completion depends on receipt of data, (see above).

Maps - 90% complete

Revisions will be made to draft maps based on CAC comments. Completion depends on receipt of data.

Suitability Analysis/Model - 25-40% complete

CAC comments regarding suitability criteria will be examined and reported to project team. Criteria will be further assessed for inclusion in the analysis. Any additional data required will be promptly requested. Model development and analysis will begin. Need to discuss potential data / criteria additional to URS's scope of work and its inclusion into the suitability analysis model.

Freilich, Leitner & Carlisle / Planning Works

During the month of June, both attorneys and planners from the Freilich, Leitner & Carlisle/Planning Works team have continued developing criteria to evaluate the susceptibility of agricultural lands to development for other purposes. Michael Lauer, from Planning Works has been coordinating this effort with URS. They are also assembling maps and other background data to help define the alternative scenarios to be evaluated as part of the Project. Draft criteria will be reviewed by the CAC at the July meeting.

Members of Freilich, Leitner & Carlisle are working with DPZ and County planners to identify and collect past studies performed by other agencies that have a direct bearing on the work being performed as part of the Agriculture and Rural Area Study. Once these studies are identified, they will review them with the CAC and County for relevance and the extent to which they contribute to the work here. These studies will be summarized for the benefit of the Citizens Advisory Committee, as well as other team members.

Tischler & Associates

During the month of June, Paul Tischler further defined subtask 1C (Economic Outlook) aimed at giving interested parties a rough approximation of current land sale prices between the three different types of land development scenarios. His assumptions and proposed methodology and deliverables will be presented to the CAC prior to the start of this task.

Douglas Krieger

In July, Douglas Krieger expects to review the different development scenarios produced by the consultant team. He will then begin to develop focus group materials based on those development scenarios. He expects to conduct a series of focus groups in the Miami area in August to explore residents' opinions about farmland preservation. The focus groups will explore the saliency of farmland preservation as an issue among area residents and also examine reaction to specific components of the four development scenarios. The primary purpose of the focus groups is to aid in developing questionnaires for a mail survey of the area population. The survey will quantify preferences for farmland preservation options and collect the information necessary to estimate how much area residents are willing to pay to support a preservation program. He will be discussing the specifics of the focus group with the consultants prior to starting this work.

Memo

To: Citizens Advisory Committee
From: Michael Lauer, AICP - Principal
Date: 7/13/2001
Re: Suitability Factors

The attached list of suitability factors is an initial draft of the factors that will be discussed at the July 19, CAC meeting. Task 1.a.(3) requires the identification of suitability criteria “to delineate lands that are under pressure for conversion to non-agricultural use.” The maps prepared by URS and other background information indicate that these factors have different levels of importance. At the meeting, I will facilitate discussion of the factors and ask Committee members to rank the relative importance of each factor in influencing the use of land for agricultural, rural residential or urban development. For purposes of this task, urban development will include any land use served by both centralized water and wastewater services.

Prior to the meeting, please review the list and note your comments on each factor. Feel free to attach additional comments if you need more room. Also, please list any factors that are not listed in the table, but should be considered.

At the meeting, Committee members will be asked to assign a value between “1” and “5”, with “1” being assigned to factors that are least important and “5” being assigned to the most important factors. The Committee’s rankings and comments will be used by the consultants to create the initial suitability model. Additional refinements are likely to be needed once the model is tested.

POTENTIAL SUITABILITY CRITERIA

Factors	Comments	Importance for		
		AG	RR	UD
Environmental				
Soils				
Drainage				
Depth to water table				
Septic system constraints				
Groundwater vulnerability				
Well field locations and protection areas				
Potential for flooding				
Wetlands				
Sensitive habitat areas				
Topography/elevation				
Infrastructure and Built Environment				
Road capacity/concurrency				
Average travel time				
Water system availability and capacity, including fire flow				
Centralized wastewater system availability and capacity				
Availability of other utilities (e.g., electricity, natural gas)				
Proximity to fire stations				
Availability of schools and other public facilities				

POTENTIAL SUITABILITY CRITERIA

Factors	Comments	Importance for		
		AG	RR	UD
Existence of land uses that inhibit development				
Parcelization/subdivision patterns				
Water management facilities/plans				
Land acquisition plans				
Easements/rights of way				
Proximity to transit				
Political and Market				
Zoning				
Planned land uses				
Public land ownership				
Development agreements				
Vested rights				
Agricultural assessments				
Corporate boundaries				
Other service districts				
Other Factors				

CITIZENS' ADVISORY COMMITTEE

DRAFT AGENDA

Miami-Dade County Agriculture Center Auditorium, 18710 SW 288 Street, Homestead

July 19, 2001, 6:30 p.m.

- | | | |
|-------|---|--------------------------|
| I. | Call to Order - | Craig Wheeling, Chair |
| II. | Approval of Agenda and Minutes - | 5 minutes |
| III. | South Miami-Dade Hydrology and Impacts on Agriculture | Tom McVicar (30 minutes) |
| IV. | Task 1a., GIS Mapping and Suitability Criteria | URS (45minutes) |
| V. | Other Business | 10 minutes |
| VII. | Public Comments | 30 minutes |
| VIII. | Adjourn | |